

January 22, 2014

Environmental Management Support, Inc.
Attn: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Spring, MD 20910

Re: City of Camden Redevelopment Agency
EPA Brownfields Cleanup Grant Application
Lot 10 Harrison Avenue Landfill

Dear Mr. West:

Enclosed please find an application for an EPA Brownfields Cleanup Grant for the above-referenced site for the City of Camden Redevelopment Agency (CRA) of the City of Camden, New Jersey.

Pertinent applicant information follows:

- a. Applicant: City of Camden Redevelopment Agency
City Hall, Suite 1300
PO Box 95120
Camden, New Jersey 08101-5120
- b. Applicant DUNS: 808905579
- c. Funding Requested:
 - i) Grant Type - Cleanup
 - ii) Federal Funds Requested - \$200,000 (no cost share waiver requested)
 - iii) Contamination - Hazardous Substances: \$200,000
- d. Location: The City of Camden, Camden County, New Jersey
- e. Property Information: Lot 10 - Harrison Avenue Landfill
Corner of East State Street and Harrison Avenue
Camden, New Jersey 08105

f. Contacts:

i) Project Director: Mr. James Harveson
City Camden Redevelopment Agency
City Hall, Suite 1300
PO Box 95120
Camden, New Jersey 08101-5120
JaHarves@ci.camden.nj.us
Phone: (856) 757-7296
Fax: (856) 964-2262

ii) Chief Executive: Ms. Sandra Ross Johnson, Executive
Director

City of Camden Redevelopment Agency
City Hall, Suite 1300
PO Box 95120
Camden, New Jersey 08101-5120
sajohnso@ci.camden.nj.us
Phone: (856) 757-7600
Fax: (856) 964-2262

g. Date Submitted: January 22, 2014

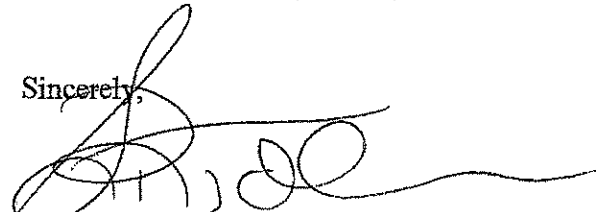
h. Project Period: October 1, 2014 - September 30, 2017

i. Population: i) Population of the City of Camden: 77,606 (2008-2012 American
Community Survey)
ii) Population of the jurisdiction targeted by this grant: 77,606
(2008-2012 American Community Survey)

j. Other Factors Checklist Please see attached.

I am excited about the opportunity that this grant will provide to the citizens of the City of
Camden and look forward to a favorable response. Thank you for your consideration.

Sincerely,



Sandra Ross Johnson
Executive Director

**CITY OF CAMDEN REDEVELOPMENT AGENCY
US EPA CLEANUP GRANT APPLICATION
Harrison Avenue Landfill Site Lot 10
January 22, 2014**

1. COMMUNITY NEED

a. Targeted Community & Brownfields

Targeted Community Description: The City of Camden boasts an impressive history. The first record was made in Camden. The city's RCA Victor had the first commercial recording studio. The first drive-in movie theater opened in Camden in 1933. During World War II, Camden was home to the largest and most productive shipyard in the world. The first color television was manufactured in Camden. During the first two-thirds of the 20th Century, Camden was the world's leading manufacturer of phonographs and phonographic records. Today, Camden is in national headlines for pervasive poverty and crime.

Cramer Hill was established in the late 19th Century to provide homes to people working in industry along the Delaware River. Large tracts of industrial facilities, interspersed with housing, sprang up along the waterfront. These industries used the Delaware River for waste disposal. Later in the 20th Century, disposal of industrial waste shifted to a large tract of open area in Cramer Hill. The target of this grant application is a former City dump in the Cramer Hill neighborhood in northeast Camden.

Demographic Information: Demographic information presented below compares the target site's Census Tract 6009 to national, state, and local averages. Camden is unquestionably one of the poorest cities in the nation. According to the 2008-2012 American Community Survey 5-year estimates, the City's unemployment rate of 23.9% is more than three times the national average. Camden is plagued with alarming poverty rates for individuals and families, which are typically three—if not four—times the national and state averages. Children are particularly impoverished in Camden. In some neighborhoods, nearly 100% of children live below the poverty line. In the targeted neighborhood, the number of families with single mothers and children under 18 years of age living in poverty is nearly double the national average.

Camden is home to many sensitive populations living amongst brownfield sites, including children, minorities, non-English speaking residents, and women of childbearing age. According to the 2008-2012 American Community Survey 5-year estimates, Camden includes a minority population over three times the national average and over twice the state average. Likewise, the targeted neighborhood in Cramer Hill (Census Tract 6009) includes minority populations approaching 82% and has a large non-English speaking population of 60%. In Cramer Hill, over 60% of households include children. Sadly, many of these households include grandparents who are raising their grandchildren, and nearly half of these seniors live with a disability.

Demographic Information for Camden¹

Demographic Indicator	US	NJ	Camden Co.	Camden City	Census Tract 6009
Population	309,138,711	8,793,888	513,660	77,606	4,397
Unemployment rate	9.3%	9.5%	11.4%	23.9%	28.1%
Families Below Poverty	10.9%	7.4%	9.4%	35.2%	49.5%
Single Mother Households w/Related Children <18 Below Poverty	39.1%	31.6%	35.9%	56.1%	78.0%
Individuals Below Poverty	14.9%	9.9%	12.1%	38.6%	51.6%
Individuals 65+ Below Poverty	9.4%	7.8%	9.0%	28.3%	33.7%
Median Household Income	\$53,046	\$71,637	\$62,320	\$26,705	\$20,000
Per Capita Income	\$28,051	\$35,928	\$30,652	\$12,869	\$9,332
Minority Population ²	25.8%	30.1%	35.4%	84.4%	81.7%
Language Other than English	20.5%	29.6%	19.7%	45.4%	60.0%
Women of Childbearing Age	24.7%	24.7%	25.0%	28.0%	28.3%
Women of Childbearing Age Who Gave Birth in Past 12 Mos.	5.6%	5.4%	5.7%	8.4%	9.3%
Households with Individuals <18	33.3%	34.9%	34.5%	43.9%	60.5%
Families w/Grandparents Responsible for Grandchildren	39.8%	26.5%	30.4%	40.1%	65.8%
Population 18-64 with Disability	10.0%	7.4%	10.5%	17.3%	16.0%
Population 65+ with Disability	36.8%	33.1%	36.6%	42.7%	48.1%
Population Lacking High Sch Education	14.3%	12.1%	13.4%	35.8%	38.2%
Households w/No Vehicles Available	9.0%	11.7%	11.4%	34.5%	30.6%

¹Data from the 2008-2012 American Community Survey five-year estimates.²Data represents respondents identifying themselves as a race other than white.

Brownfields: Nearly every single redevelopment initiative that is undertaken by the City of Camden Redevelopment Agency (CRA) has a brownfield component which needs to be addressed. Based on an analysis of existing State and Federal databases as well as cataloguing efforts conducted as part of the CRA's prior EPA grants, it is estimated that there at least 210 brownfield sites in Camden. Most sites that the CRA address tend to be small lots, less than an acre, with a lesser percentage being larger sites, like the 83-acre Harrison Avenue Landfill. Petroleum, polyaromatic hydrocarbons (PAHs), metals, and other contaminants from these brownfield sites are found throughout the soils and/or groundwater in Camden at concentrations which exceed human health risk-based standards.

The targeted site is a portion of the former Harrison Avenue Landfill. This site is an inactive City dump located at the northwest corner of Harrison Avenue and East State Street in Cramer Hill neighborhood of Camden. This 83-acre dump was owned and operated by the City of Camden from approximately 1952 to 1971. The types of waste disposed of at the dump for almost two decades were unrestricted. The wastes included household refuse, demolition debris, and bulk, industrial, chemical, and medical wastes. Although the usage of the dump was officially

discontinued by 1971, uncontrolled illegal dumping reportedly continued for many years thereafter. The Lot 10 site is presently vacant and unused for any operation.

Cumulative Environmental Issues: As a city with a high minority population, environmental justice has been an issue in Camden for many years. Camden residents contend with the inequitable distribution of environmental burdens such as the location of a major highway, a county incinerator plant, the county sewage treatment plant, and water quality challenges associated with century's old combined sewer systems. In the Cramer Hill neighborhood, home to the site targeted by this grant, two public housing projects are literally across the street from the old town dump, as well as two different demolition yards. The dump and heavy truck staging areas cut off their access the waterfront. The abundance of brownfield sites diminish quality of life and pose potential health hazards to the city's families.

b. Impacts on Targeted Community

Camden residents suffer from economic impacts as well as the direct health impacts stemming from the cumulative environmental issues discussed above. These issues impact Camden disproportionately from an economic sense, as described above, as well as exhibiting a disproportionate negative health impact, as described below.

Camden's children suffer from the negative environmental impacts of both indoor and outdoor pollutants. Camden has been the focus of studies and initiatives conducted by government agencies and universities that have analyzed air quality, asthma, lead, and environmental justice metrics as well as performed educational outreach in the area. In 1996, the EPA's National-Scale Air Toxics Assessment found that Camden had the highest cancer risk from hazardous air pollutants in the US—1,300 in one million. Likewise, the New Jersey Department of Environmental Protection (NJDEP)-led Air Toxics Pilot Project assessed air toxics and particulate matter through an emissions inventory, dispersion modeling for key facilities, risk assessment, and air monitoring. The project concluded that Camden had relatively high particulate levels, some of which included toxic metals like arsenic, cadmium, lead, and nickel, as well as high ambient levels of fine particulate matter detrimental to those citizens with respiratory afflictions. City brownfields interspersed among residences, like the site targeted by this grant, provide potential sources of inorganic contaminants in exposed surface soils.

Children also suffer disproportionately from obesity. According to data provided by Rutgers University, 23.2% of children ages 3 to 19 were obese compared to the same population nationwide (16.9%). Ongoing initiatives to address Camden's childhood obesity center on access to healthy, fresh food, which is often lacking in our neighborhoods surrounded by brownfields. One full-service grocery store is located in the City serving almost 80,000 people.

Camden is also an area of almost unbelievable cramped population density. New Jersey is known for its dense population—the US average is around 88 people per square mile, and the state average is approximately 1,195 people per square mile. According to the 2008-2012 American Community Survey 5-year estimates, Camden's population density is an almost unfathomable 8,700 people per square mile, nearly 100 times the national average. Despite this

high density, Camden also includes very desolate areas. While the heart of Cramer Hill contains dense residential development, it is surrounded by large swaths of brownfields bordering the waterfront. The overall impact of these brownfield sites is to cut off residential access to a key amenity—waterfront property.

In addition to the above impacts to the community, the dumping at the site has resulted in degradation of the aquatic and terrestrial habitat areas. This area once hosted a bounty of biodiversity, both in the adjacent rivers and terrestrial ecosystems. According to the NJDEP, seeps and other sources of contamination have had a negative impact on the site's biodiversity, degrading populations of aquatic invertebrates, as well as terrestrial mammals and birds.

c. Financial Need

i. Economic Conditions: Given Camden's high degree of socioeconomically disadvantaged citizens, the increased service demand quickly outpaces the City's available financial resources. This dichotomy of a need for services contrasted with scant resources is further exacerbated by the fact that having a concentration of non-profit social service providers means that more property is occupied by those that do not pay local property taxes. Today, almost half of the assessed property value in Camden is exempt from taxation. Such a formula for poverty and density equates to scarce discretionary funds.

Camden is truly the most distressed city in the state of New Jersey. According to information published by the state's *Multi-Year Recovery Plan* for Camden, Camden's tax ratable base is the smallest on a per capita basis in all of New Jersey, being approximately one-half that of other cities and one-quarter of Camden County. Further, the CRA is not directly funded by tax revenues and is without the required budget for the environmental work needed to remediate heavily contaminated sites. As addressing brownfields is integral to any city redevelopment effort, this further limits the ability of the CRA to address the problems of blight and poverty and to create jobs in the community. Given the fiscal state of the City and competing needs for basic services, the CRA is unable to address these brownfield sites outside assistance and relies on federal and state funding sources to investigate and remediate the sites. The CRA has been able to access millions of state dollars for investigating the targeted parcel as well as the adjoining parcels that encompass the former dump facility. However, without outside assistance in the form of an EPA Cleanup Grant, the CRA is unable to meet the requisite match requirements to leverage state grants that will provide the bulk of funding needed for Lot 10.

ii. Economic Effects of Brownfields: Camden residents are negatively impacted by a vicious cycle of contaminated vacant land that contributes to community blight, resulting in an unwillingness of developers to invest in these neighborhoods. The ills that, as EPA acknowledges, go hand-in-hand with vacant brownfield sites like the former Harrison Avenue Landfill site Lot 10—such as crime, homelessness, and drug use—are prevalent in Camden. Camden has captured national headlines due to neighborhood crime exacerbated by the presence of brownfield sites. According to the FBI, in 2012 the violent crime in Camden was nearly seven times that of the national rate and nearly nine times the state rate (*Uniform Crime Reporting Statistics*). Camden is continually listed in the top 25 of annual CQ Press list of

America's Most Dangerous Cities. According to the crime mapping website spotcrime.com, one of the most prominent forms of crime in Camden since mid-2013 is shootings. Like many urban areas, homelessness also abounds in Camden. According to the *US HUD's 2012 Point-in-Time Estimates of Homelessness*, the Camden area included over 660 homeless individuals. These public safety concerns are some of the competing needs for basic services that strain the municipal budget.

2. PROJECT DESCRIPTION & FEASIBILITY OF SUCCESS

a. Project Description

i. Existing Conditions: The former Harrison Avenue Landfill, of which the targeted site is part, is an inactive town dump located at the northwest corner of Harrison Avenue and East State Street in the City of Camden. The pre-Resource Conservation and Recovery Act (RCRA) 83-acre dump was owned and operated by the City of Camden from approximately 1952 to 1971. The Lot 10 site is presently vacant and unused for any operation.

The dump is bounded on the north by the confluence of the Delaware and Cooper Rivers. The inland portion of the dump is bordered by two aforementioned public housing projects. The types of wastes disposed of at the dump for almost two decades were unrestricted. The wastes included municipal solid waste, demolition debris, and bulk, industrial, chemical, and medical wastes. Dumping historically included the use of ditches, lagoons, and bulk liquid containers such as drums and tanks. Although the usage of the dump was officially discontinued by 1971, uncontrolled illegal dumping reportedly continued for many years thereafter. NJDEP has estimated that approximately four million cubic yards of waste was deposited at the site. The average depth of fill is 30 feet, ranging up to 50 feet maximum depth.

Cleanup and redevelopment of the dump involves parsing off sections into manageable units, more easily addressed; Lot 10, the targeted site for this EPA Cleanup Grant, is one such parcel. Its cleanup and reuse is symbiotically linked to the other parcels of the dump, especially a 28-acre section to the northeast that is currently being remediated and redeveloped by The Salvation Army. The Salvation Army received a \$54 million legacy from McDonald's heiress Joan Kroc to create the Ray and Joan Kroc Corps Community Center. The 120,000-square foot facility will be situated on 28 acres of the northeast portion of the dump site. Remediation and construction of the Ray and Joan Kroc Corps Community Center are currently ongoing, and the center is currently expected to be dedicated and opened to the public in October 2014.

Building upon the Salvation Army Center momentum, a community-based planning effort was undertaken for the remaining 55 acres of the dump. As one of the parcels of the remaining 55 acres, Lot 10 is under an acre and includes frontage on the Cooper River. In 2009, a schematic open space design for the balance of the dump was created with substantial community input: the *Cramer Hill Waterfront Park Plan*. The plan calls for Lot 10 to be restored to natural conditions as a public amenity to provide much-needed remediated open space and will include the construction/expansion of tidal wetlands, a stormwater settling pond, stabilization of the waterfront slopes, walking trails, and landscaped areas. Spurred by the significant investment

of the Salvation Army project, the CRA views cleanup and redevelopment of Lot 10 as a top priority and so purchased the site to effectuate its redevelopment.

ii. Proposed Cleanup Plan: A series of environmental investigations have occurred at the targeted site. The dump has been subject to off and on environmental oversight, investigation, and interim remedial measures since the late 1960s. More recently, in 2003, the New Jersey Department of Environmental Protection (NJDEP) received a \$200,000 EPA Brownfield Site Assessment grant to perform an environmental investigation of the overall Harrison Avenue Landfill. Starting in 2006, the CRA spearheaded subsequent efforts to develop and implement additional investigative and remediation work plans at the former dump. These investigations included the installation of numerous soil borings, test pits, hydro-punches, monitoring wells, and landfill gas probes. Samples of soil, sediment, groundwater, surface water, leachate, soil gas have been collected and analyzed. In 2008, NJDEP conducted a publicly funded removal action at the non-Salvation Army portion of the dump. The removal action addressed an industrial waste source area, and approximately 10,000 cubic yards of waste was removed and disposed of off-site.

Analytical results indicate that the primary contaminants of concern in soil are chlorinated volatile organic compounds (VOCs). Elevated concentrations of semi-volatile organic compounds (SVOC), and dieldrin were also detected in soils; however, their concentrations are slight to moderately above their respective NJDEP criteria and can be addressed through engineering and institutional controls (i.e., cap and a Deed Notice).

A conceptual Remedial Action Workplan (RAW) was submitted to the NJDEP in May 2012 for the 55-acre non-Salvation Army portion of the dump, including Lot 10. The RAW was subsequently approved by NJDEP in 2013. The following summarizes the identified areas of concern and the selected alternatives to address them:

- a. **Municipal Solid Waste (MSW)/Household Refuse**: The selected remedial alternative for the site-wide MSW debris is the installation of protective two-foot thick cap. The cap types vary with the intended use of different areas of the site, but will maintain a minimum two-foot thickness. Additionally, areas on the dump with steep side slopes will be re-graded to create a more stable slope, and to prevent leachate seeps.
- b. **Leachate**: By capping the site, a permeable material will allow for a continued natural remediation/biodegradation of the leachate. The selected remedial strategy will involve an institutional control prohibiting use of groundwater. A leachate diversion system will be applied in the event that any proposed final grades come near to the local leachate surface elevation, creating the potential of seeps.
- c. **Wetlands**: Impacted soils in the coastal wetlands currently on the dump will either be excavated and re-located elsewhere on the site or will be capped with two feet of clean soil and/or will have a synthetic liner to separate the waste from clean fill. The wetlands to be created will be tidally connected with the Cooper River. The grades of the wetlands will be maintained to the extent possible to retain the hydraulic setting of the wetlands. New wetlands, ponds and other habitat will also be re-established as part of the remediation effort.

The remediation objectives for Lot 10 and the rest of the non-Salvation Army portion of the former dump include:

- Prevention of potential human exposure to MSW , leachate, or LFG;
- Permeable cap to continue natural remediation/biodegradation of shallow groundwater and leachate;
- Removal of MSW from the upper tidal wash zone of the waterfront area;
- Remediation of groundwater dissolved plume by natural attenuation; and
- Stabilization and containment of side slopes and shorelines to prevent waste sloughing and leachate seeps into river.

EPA funding will be used to meet the match requirement for state remediation funding for Lot 10 activities that include: site preparation work; site work to stabilize slopes and ready the site for placement of the cap; capping of the site; and engineering and permitting required to conduct the soil cleanup activities. All field activities will be performed in conformance with the NJDEP Field Sampling Procedures Manual (last updated August 2005). A Health and Safety Plan and EPA approved site-specific Quality Assurance Project Plans (QAPP) and Sampling, Analysis, and Monitoring Plan (SAMP) documents will be prepared prior to any field work. The reference cleanup standards will be the NJDEP Remediation Standards, N.J.A.C. 7:26D (effective May 7, 2012), appropriate for open space/parkland.

b. Task Description & Budget

Task Description:

Task 1 – Program Management & Public Engagement

To ensure the smooth management of the grant, compliance with all reporting and procurement requirements, and timely completion of project tasks, the CRA will engage a professional grant management consulting firm that has experience in the management of federal grants to assist in the procurement of the remediation engineering oversight consultant and remediation contractor; will work with the NJDEP and EPA to ensure all environmental and grant requirements are met; and will perform all grant tracking, compliance, and reporting activities. The firm will be competitively retained in accordance with all applicable federal, state, and local procurement requirements.

The CRA will provide project management services to manage contractors and act as a liaison with NJDEP. The CRA will continue to work with the community regarding the remediation and redevelopment of the site. The CRA Project Manager will attend local community meetings as well as meet with community leaders to ensure the public is aware of the ongoing remediation and has the opportunity to raise any concerns during the implementation of the workplan. This includes: continuation of the Community Relations Plan implementation; placing signs at the site describing the action and providing a contact for additional information; the establishment of a public document repository; and the mapping of all nearby sensitive receptors.

The outputs from this task will include the number of: ACRES updates; quarterly reports, MBE/WBE reports, and financial reports submitted; grant-related meetings held; and brownfields conferences attended by staff. Outputs will also include an approved Community Relations Plan, grant close out documentation submitted, as well as the number of public meetings attended, calls from the public, and signs installed.

Task 1 Budget				
Item	Unit	Qty.	Unit Cost	Subtotal
Personnel CRA Project Manager	HR	200	\$51.92	\$10,384
Fringe CRA Project Manager	%	-	29.11	\$3,023
Contractual Grant Management Consultant	YR	3	\$2,500	\$7,500
CRA EPA conference attendance	Conference	2	\$1,500	\$3,000
Task 1 Total				\$23,097

AMOUNT TO BE FUNDED BY EPA GRANT \$23,097

Task 2 – Site Design for Habitat Restoration/Remediation

The Harrison Avenue Landfill parcels also require design work for the waterfront habitat restoration/remediation areas along the Delaware and Cooper Rivers. Most of this design is expected to be funded by a National Fish and Wildlife Foundation Hurricane Sandy Coastal Resiliency Competitive Grants Program. The remainder of the design would be funded by this grant. The output from this task will include a design plan.

Task 2 Budget				
Item	Unit	Qty.	Unit Cost	Subtotal
Waterfront Habitat Remediation design	Site	1	\$300,000	\$300,000
Task 2 Total				\$300,000

AMOUNT TO BE FUNDED BY EPA GRANT \$25,000

AMOUNT TO BE FUNDED BY NAT'L FISH & WILDLIFE FOUNDATION \$275,000

Task 3 – Remediation & Construction

Work will be performed by a qualified remediation contractor procured in accordance with all applicable local, state, and federal requirements. Detailed cost estimates were prepared and submitted in the NJDEP-approved RAW. Cost estimates associated with remediation and construction include:

- Site Preparation/General Conditions: Mobilization/demobilization; surveying; clearing and grubbing; fence installation; dust control measures; perimeter air monitoring; remediation of localized areas of soil contamination; and other such activities.
- Site Work: Waterfront slope re-grading for slope stabilization (0.37 acres) and remediation and restoration of habitat areas including fresh water tidal marsh and pond areas (less than 1 acre).
- Capping: Emplacement of 2 feet of clean fill (0.37 acres).

The outputs from this task will be the number of health and safety plans prepared, acres of land remediated, linear feet of bank stabilized, and amount of site readied for redevelopment.

Task 3 Budget	
Item	Subtotal
Contractual Site Preparation Activities	\$77,000
Contractual Site Work Activities	\$200,000
Contractual Capping	\$14,000
Task 3 Total	\$291,000

TOTAL TO BE FUNDED BY EPA GRANT: \$98,123

TOTAL TO BE FUNDED BY NJDEP HDSRF: \$192,877

Task 4 – Professional & Technical Services

These activities and deliverables will be supervised and certified by a Licensed Site Remediation Professional (LSRP). The engineering work will be competitively procured in accordance with all applicable local, State and Federal requirements. This task includes: permitting in compliance with NJDEP and EPA requirements; environmental engineering oversight of the remediation; and preparation of bid specification documents, Remedial Action Report, and the deed notice. The outputs from this task will include the number of permits obtained, SAMP/QAPP documents prepared, bid documents prepared, interim construction progress reports, deed notice and Remedial Action Report prepared.

Task 4 Budget - Professional & Technical Services	
Item	Subtotal
Contractual Project Management (5% of construction cost)	\$14,550
Contractual Permitting (6% of construction cost)	\$17,460
Contractual Construction Management (6% of construction cost)	\$17,460
Other Permitting Fees	\$3,500
Task 4 Total	\$52,970

AMOUNT TO BE FUNDED BY EPA GRANT \$52,970

Budget Table:

Budget Categories	Task 1 Program Mgmt & Public Engagement	Task 2 Site Design	Task 3 Remediation & Construction	Task 4 Prof & Tech Svcs	Total
Personnel	\$10,384				\$10,384
Fringe Benefits	\$3,023				\$3,023
Travel	\$3,000				\$3,000
Equipment					\$0
Supplies					\$0
Contractual	\$7,500	\$25,000	\$98,123	\$49,470	\$180,093
Other				\$3,500	\$3,500
Total EPA	\$23,907	\$25,000	\$98,123	\$52,970	\$200,000
Cost Share	\$0	\$0	\$40,000	\$0	\$40,000
TOTAL	\$23,907	\$25,000	\$138,123	\$52,970	\$240,000

c. **Ability to Leverage:** The EPA funding will leverage prior and future funding sources from the CRA and the CRA's partners to make this project successful. Information and documentation of leveraged funds can be found in Attachment 6.

With an undisclosed amount of funding from the William Penn Foundation, one of our project partners, Cooper's Ferry Partnership, spearheaded a community outreach effort in 2009 to establish the schematic design for the non-Salvation Army Kroc Corps Community Center. It is this *Waterfront Park* Plan that will drive the redevelopment of the targeted site as a recreational and open space amenity.

The EPA Cleanup Grant will leverage additional grant funding that has been provided from the State of New Jersey. The state Hazardous Discharge Site Remediation Fund (HDSRF) provides limited amounts of grant funding for both petroleum and hazardous substance investigation/cleanups combinations to the public sector. The overall Harrison Avenue Dump project, to include the Lot 10 site targeted by this EPA grant, has already been awarded over \$1,212,500 for performance of investigation activities and \$35,900 for the preparation of the Remedial Investigation Workplan.

The EPA funding is viewed as critical for the cash strapped CRA to remediate Lot 10. The state has indicated a willingness to fund \$2.1 million for the cleanup of the non-Salvation Army Kroc Corps Community Center portion of Harrison Avenue Dump, to include \$192,877 for Lot 10. This funding can cover up to 75% of eligible construction and engineering expenditures for this open space project. However, the state will not process the CRA's funding application until such time as the CRA can demonstrate that the State's match requirements are in hand. It is the EPA funding that can provide this critical leverage.

In January 2014, NJDEP will be submitting a National Fish and Wildlife Foundation Hurricane Sandy Coastal Resiliency Competitive Grants Program application. This grant would provide \$275,000 for conducting design for the habitat restoration/remediation along the shorelines of the Delaware and Cooper Rivers. The design is expected to be completed by the spring of 2015 and would address components like open water and wetlands restoration as well as shoreline enhancement in concert with the requisite remediation.

The NJDEP Green Acres Program provides grants to the public sector for the acquisition, development and preservation of open space and farmland in New Jersey. In September 2012, \$66.2 million in funding to municipal and county governments and nonprofit organizations was awarded by this program for land acquisitions and park developments. Funding awards vary from year to year; however, it is the intention of the CRA to apply for development funding upon completion of remediation. A companion to the State Green Acres money, the Camden County Open Space Advisory Committee also contains an open space fund that the CRA has previously accessed to garner additional park development funds. At the time that the Green Acres application is made for park development funding, the CRA will also submit an application to the County for leveraged development funding.

3. COMMUNITY ENGAGEMENT & PARTNERSHIPS

a. Community Involvement Plan & Communicating Project Progress: Community involvement in Camden is a vital component of the CRA's Brownfields Program. Galvanized around the challenges facing the City, the citizens are organized, vocal, and effective advocates for their interests. So that more voices are provided opportunities to be heard, the CRA has an established community engagement process through regular meetings of the Brownfields Development Area groups (BDA). Camden has a series of BDA Steering Committees organized throughout the city that are focused on addressing the clusters of brownfield sites in specific neighborhoods to include Cramer Hill, home to the targeted site. This allows for addressing sites in a comprehensive, area-wide fashion while engaging neighborhood leaders, local non-profits, churches and social service organizations, and regulators with issues relevant to respective communities. Topping the Cramer Hill BDA steering committee's list as the number one brownfield site to be addressed is the former Harrison Avenue Landfill. If awarded the EPA Cleanup Grant, the CRA will continue to take the information to the community in this manner, as opposed to bringing the community to the CRA.

As part of the public involvement, the CRA will also identify any sensitive populations around the site, providing public notification regarding any investigation or cleanup activities to all sensitive populations, owners, and tenants within 200 feet of the site through letters or by posting a sign at the site. As there is a significant Spanish speaking population in Cramer Hill, the CRA will post two signs and/or providing the notification letters so that both English and Spanish languages are used. In this way, public notification is ensured for both English and Spanish speaking residents.

b. Partnerships with Governmental Agencies: NJDEP has provided technical support and regulatory oversight for the environmental work that has been completed to date at the site. In addition, they have provided funding for investigation activities and for preparing remedial action workplans. The CRA has also partnered with the EPA Region 2 offices for environmental activities conducted by the new Licensed Site Remediation Program (LSRP). Since the state Voluntary Cleanup Program no longer exists, the future cleanup of this site will be required to be conducted by an LSRP. As such, the CRA will be working with EPA to ensure the remediation work will address contamination in a manner appropriate to the planned site reuse and protective of human health and the environment. The State Department of Health is also a partner, providing feedback and oversight of cleanups, particularly those that address building interior exposure scenarios for daycare facilities that are beyond the purview of the NJDEP like that being constructed on the Salvation Army Community Center project.

c. Partnerships with Community Organizations: The CRA has developed strong partnerships with many community organizations (CBOs), and the following will play a key role in the successful development and implementation of this EPA grant (please see Attachment 5):

- **Coopers Ferry Partnership (CFP):** CFP is a non-profit CBO dedicated to creating and carrying out economic development projects within Camden. They have partnered with the CRA on many redevelopment projects, have conducted community based planning for the targeted

sites and participate in the Cramer Hill BDA Steering Committee. CFP will continue to assist the CRA with outreach for the Lot 10 Cleanup Grant to the Cramer Hill community.

- **Center for Family Services (CFS):** A human services agency providing assistance to youth and families, CFS will assist with outreach efforts, including providing their network of stakeholders' information about the cleanup and eventual redevelopment of the site.
- **NJ Conservation Foundation:** A non-profit tasked with preservation of open space and natural resources, this CBO will support EPA-funded efforts by assisting with community outreach, particularly with the progress of the work.
- **Puerto Rican Utility for Progress (PRUP):** A non-profit social service agency, with a special emphasis on the Hispanic population, this CBO will assist with community outreach, including providing translation services to Spanish-speaking individuals.
- **Rutgers University:** With a campus anchored in Camden, Rutgers has been a valuable partner with advancing community revitalization initiatives in Camden. They partner with the community on issues like facilities and security; such issues are very important to establishing a secure environment on open space projects like Lot 10.
- **Respond, Inc.:** City non-profit that promotes economic independence and capacity building for residents. Their services include job training programs. They will assist with community involvement and outreach as well as provide a linkage to job training graduates for work that is funded with the EPA grant.
- **Salvation Army:** A valuable partner in the cleanup and redevelopment of Lot 10, it is the private investment of this non-profit on the adjacent parcel that is spurring investigation, cleanup and reuse of the site targeted by this grant. As a neighboring property end user, they are a member of the Cramer Hill BDA steering committee and are engaged in decisions regarding the cleanup and end use of the targeted site.

4. **PROJECT BENEFITS**

a. **Health and/or Welfare and Environment:** Receipt of EPA funding will facilitate the remediation and redevelopment of Lot 10. The removal of contamination and elimination of exposure pathways will have a positive impact on the health of the community. Potential exposures to contaminants will be eliminated such as those posed by the site's chlorinated solvents and SVOCs. It is expected that this will lower the documented cancer risk from hazardous air pollutants observed as fugitive dust containing toxic metals will be remediated. To ensure that no adverse environmental impact occurs during cleanup activities, the remediation contractor will be required to prepare a Health and Safety Plan (HASP). The HASP contain contaminate-specific requirements for protecting the health of on-site workers as well as nearby residents during remediation. Dust suppression measures will be deployed, and perimeter air monitoring will be conducted to ensure the effectiveness of controlling fugitive dust and vapors. Temporary site fencing will also be erected to safeguard against unauthorized site access.

No existing residents will be displaced by this project. In fact, this project is expected to have a positive benefit on the quality of life of the current occupants of Cramer Hill by providing them with direct access to the waterfront and increased outdoor recreational opportunity through

trails and new ball fields. The overall development should improve health and possibly decrease obesity rates as it provides another exercise outlet that does not currently exist in Cramer Hill.

There will be a host of additional environmental benefits resulting from the remediation of this site. Seeps discharging leachate from the site into the Delaware River have been observed. By stabilizing the bank and constructing the cap as part of the remedial plan, the seeps will be eliminated. Currently the site is located within a foraging area for a nesting bald eagle pair. Reuse plans for the site call for protection of this area and enhancement of habitat in order to afford additional protections to the endangered species as well as improved ecosystem services resulting from aquatic and terrestrial habitat restoration.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Planning, Policies or Other Tools: A network of pedestrian and bike paths are included in the plans for development at the site. These pathways will be incorporated into a regional alternative transportation system, the Camden Greenway, which will ultimately be part of the East Coast Greenway. Use of this transportation system is expected to result in decreased greenhouse gas and harmful particulate emissions as residents use bicycles and safe walking routes as alternatives to automobiles.

This funding application also supports addressing quality of life issues for existing residents. It will not only provide, but encourage, residential access of the waterfront where none currently exists, in accordance with the aforementioned *Waterfront Park Plan*.

The EPA-funded remediation is compatible with green remediation strategies. Certified clean dredge material was used as a source of capping material at the adjacent Salvation Army Kroc Community Center. The use of dredge material from a local source, such as the Palmyra dredge spoil cell located less than five miles outside the city, is a sustainable practice reducing the mining of other natural sources for clean fill. The installation of a permeable cap, comprised of the dredge material, also limits the use of synthetic liners or clay soils mined from other natural sources. The fact that the source for clean fill will be local will minimize the transportation effort and reduce the carbon footprint and greenhouse gas and diesel particulate emissions.

ii. Planning example of equitable development or livability principles: This development is in line with the livability principles, as it supports an existing neighborhood and will ultimately provide more transportation choices once the Camden Greenway is constructed.

c. Economic or Non-Economic Benefits (long-term benefits)

i. While not expected to be a strong driver of the economy, the cleanup of Lot 10 is expected to provide temporary jobs to local residents. It has been projected that at least 30 temporary positions will be created to conduct the cleanup efforts at this site, based on data collected from the cleanup activities at the adjacent Salvation Army Kroc Corps Community Center. Given the new linkage that City residents now have to the EPA job training program, it is expected that some of these new jobs will be taken by City of Camden residents.

Clearly this project is about the creation of open space. Lot 10 will result in the remediation and redevelopment of just under an acre of open space fronting the Delaware River on one end and containing soccer and baseball fields at the inland side of the site. Once remediated, plans are underway to construct over 3,300 feet of trails on the former Harrison Avenue Dump that will serve as a link to the Camden Greenway, a regional trail system that is routed throughout Camden County with linkages to Philadelphia and beyond. The reuse plans also call for the creation of tidally flowed wetlands, a fishing pond, a kayak launch area, a stormwater basin, high elevated observation deck, and landscaped areas.

ii. NJDEP was the recipient of a 2011 EPA Environmental Workforce Development and Job Training Grant, targeting residents in Camden. The CRA has worked with NJDEP on this grant, by providing lists of contractors in our pre-approved EPA Assessment Grant pool to them. In this way, EPA job training grant graduates will be connected to any entry-level job opening opportunities with environmental consulting firms receiving EPA funding. The CRA will continue to provide the environmental consulting firm contacts to the Job Training Program for investigation work to be funded by this Cleanup Grants.

5. PROGRAMMATIC CAPABILITY & PAST PERFORMANCE

a. **Programmatic capability:** CRA staff has managed more than 35 brownfield sites through the state regulatory process and possesses the in-house capacity to oversee the community outreach activities, coordinate with the environmental regulators, and interface with the developers for the brownfields redevelopment efforts. These staff members not only provide the in-house contractor procurement and management of environmental engineering firms, but they also perform the administrative functions associated with pursuing, receiving and using the state investigation funds. James Harveson, head of the CRA's Division of Economic Development, has been overseeing brownfield remediation projects in Camden for more than six years. He will continue to serve as the Project Manager of the EPA Grants. Mr. Harveson has nearly 30 years' experience in the areas of urban redevelopment and has served as the Director of the City of Trenton's Department of Housing and Development, where he was recognized in New Jersey as an innovator in the area of brownfield redevelopment.

It should be noted that the CRA entered into an interlocal agreement in 2007 with the City of Camden to be the entity that manages the City's Brownfields Program. Prior to entering into the interlocal agreement, the City of Camden had experienced great difficulty in accessing and using their two EPA Brownfields Assessment Grants. Both grants, including a 1997 Demonstration Pilot Grant and a subsequent funding allotment provided by EPA Region 2, still had the full balance unencumbered and had not had any site-specific assessment work completed. After turning the management responsibilities of the grant over to the CRA, both grants were entirely drawn down and successfully closed out by early 2010.

To expand their capacity to address these sites and increase the number of brownfield sites being addressed at any given time, the CRA has contracted with an experienced environmental management firm to provide assistance. This firm assists with programmatic activities like EPA

quarterly reporting, preparation of site eligibility requests, and financial reporting. This management structure ensures that any turnover at the CRA will not negatively impact the Brownfields Program.

b. **Audit Findings:** The CRA has not had any adverse audit findings or been designated a "high-risk" grantee.

c. **Past Performance**

i. The CRA has received multiple EPA brownfields grants. In the past few years, we have successfully expended and closed out two assessment grants and two cleanup grants. The assessment grants afforded investigations of five sites, including three high-cost Remedial Investigations, all with development plans ready to move forward. These outcomes have all been reported in ACRES. For all of its active grants, the City has complied with the grant workplan and all terms and conditions and is up to date on all required reporting submittals, including quarterly reports, MBE-WBE Forms, financial reports, and ACRES updates. Five of the CRA's most recent EPA brownfields grants include:

Grant	Funds Remaining	Compliance with Requirements	Accomplishments
2013 Cleanup Grant Harrison Avenue Landfill Lot 7 (BF 96288014)	\$200,000	All grant requirements to date, consisting of the cooperative agreement package, have been met.	These funds just became available as of 10/1/13. The CRA is working with the NJDEP to finalize the remediation planning.
2013 Cleanup Grant Harrison Avenue Landfill Lot 8 (BF 96287914)	\$200,000	All grant requirements to date, consisting of the cooperative agreement package, have been met.	These funds just became available as of 10/1/13. The CRA is working with the NJDEP to finalize the remediation planning.
2013 Cleanup Grant Harrison Avenue Landfill Lot 9 (BF 96288114)	\$200,000	All grant requirements to date, consisting of the cooperative agreement package, have been met.	These funds just became available as of 10/1/13. The CRA is working with the NJDEP to finalize the remediation planning.
2013 Hazardous Substances Assessment Grant (BF 96287814)	\$200,000	All grant requirements to date, consisting of the cooperative agreement package, have been met.	These funds just became available as of 10/1/13, and the CRA issued a Request for Qualifications to pre-qualify a pool of environmental consultants to perform site work. The CRA is in the process of identifying sites to assess.
2013 Petroleum Assessment Grant (BF 96288214)	\$200,000	All grant requirements to date, consisting of the cooperative agreement package, have been met.	These funds just became available as of 10/1/13, and the CRA issued a Request for Qualifications to pre-qualify a pool of environmental consultants to perform site work. The CRA is in the process of identifying sites to assess.

- ii. The CRA has received prior EPA grants, and thus this section is not applicable.
- iii. The CRA has received prior federal funding, and thus this section is not applicable.

**ATTACHMENT 1
THRESHOLD CRITERIA**

Threshold Criteria

1. Applicant Eligibility

- a. **Eligible Entity:** The City of Camden Redevelopment Agency (CRA) was created by legislation of the Local Government. It is a quasi-governmental entity that operates as an agent of the Local Government and, as such, is an eligible applicant. Please see Attachment 7.
- b. **Site Ownership:** The Camden Redevelopment Agency is the sole owner of the property. The site was acquired on June 13, 2006 from the City of Camden.

2. Letter from State Environmental Authority

A letter of support for this application from the New Jersey Department of Environmental Protection (NJDEP) was issued. Please see Attachment 2.

3. Site Eligibility and Property Ownership Eligibility

Site Eligibility

- a. **Basic site information:** (a) The site is known as Harrison Avenue Landfill Lot 10. (b) The site does not have a physical address, but is located off of Harrison Avenue along the Cooper River. (c) The current owner of the site is the CRA. (d) Not applicable.
- b. **Status and history of contamination at the site:** (a) The site is contaminated by hazardous substances. (b) The pre-RCRA 83-acre dump was owned and operated by the City of Camden from approximately 1952 to 1971. The site is currently vacant and not actively used. (c) Soil and groundwater contamination as well as Landfill Gas and contaminated seeps are environmental concerns at the site. (d) Waste types disposed of at the dump for almost two decades were unrestricted. The wastes included household refuse/municipal solid waste, demolition debris, and bulk, industrial, chemical, and medical wastes. Dumping historically included the use of ditches, lagoons, and bulk liquid containers, such as drums and tanks. Although the usage of the dump was officially discontinued by 1971, uncontrolled illegal dumping reportedly continued for many years thereafter. NJDEP has estimated that approximately four million cubic yards of waste was deposited at the site. The average depth of fill is 30 feet, ranging up to 50 feet maximum depth. Analytical results indicate that the primary contaminants of concern in soil are chlorinated volatile organic compounds (VOCs). Elevated concentrations of semi-volatile organic compounds (SVOC), and dieldrin were also detected in soils; however, their concentrations are slight to moderately above their respective NJDEP criteria and can be addressed through engineering and institutional controls (i.e., cap and a Deed Notice).
- c. **Eligibility for funding:** (a) The site is not listed, nor is it proposed for listing, on the National Priorities List. (b) The site is not believed to be subject to Federal unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA. (c) The site is not subject to the jurisdiction, custody, or control of the US government.

- d. **Property-specific determination:** It is not believed that a Property-Specific Determination is needed as the subject site is not subject to RCRA corrective action due to its pre-RCRA operational history.
- e. **Required environmental assessments:** Many environmental reports have been prepared for the targeted site. Most recently a Remedial Investigation / Remedial Action Workplan dated May 4, 2012 was prepared for and subsequently approved by NJDEP.

Property Ownership Eligibility

- a. **CERCLA §107 liability:** The CRA is not potentially liable for contamination at the site under CERCLA Section §107 as we believe that we qualify for the bona fide prospective purchaser liability defense. Compliance with the required liability defense provisions are presented below.
- b. **Enforcement actions:** The site is not subject to any ongoing or anticipated environmental enforcement actions.
- c. **Information on liability and the defenses/protection:**
 - i) **Information on the Property Acquisition:** The site was acquired by the CRA on June 13, 2006 from the City of Camden. The CRA is sole owner of the property (fee simple). Given the nature of the City functions, the CRA does have contractual relationships with this prior owner and/or operator of the site.
 - ii) **Timing and/or Contribution Toward Hazardous Substances Disposal:** All known disposal of hazardous substances at the site occurred before the CRA acquired the property. The CRA did not cause or contribute to the release of hazardous substances at the site. The CRA has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.
 - iii) **Pre-Purchase Inquiry:** A Phase I assessment was performed March 2006 prior to the CRA acquiring the property. The Phase I was performed by TRC for the CRA.
 - iv) **Post-Acquisition Uses:** Since acquiring the property, the additional investigations have been conducted at the site. The CRA has not permitted any operations at the site. The site has not been used for any purpose since the CRA's acquisition.
 - v) **Continuing Obligations:** The CRA has taken reasonable steps to stop any continuing releases and prevent future release by furthering investigations not only at this site, but also at adjacent sites which have also been determined to contain contamination. The CRA has accessed assessment and cleanup grants to remediate contamination at the adjacent Salvation Army Kroc Corps Community Center Site and hopes to obtain EPA cleanup grant funds to address the contamination at this site. Furthermore, the CRA has not permitted any operations on the targeted site so

as to avoid unintentional exposure to existing contamination. The CRA is committed to complying with all land-use restrictions and institutional controls required at the site, as well as to assisting and cooperating with those performing the cleanup and providing access to the property. In addition, the CRA will comply with all information requests and administrative subpoenas that have or may be issued in connection with the property; and will provide all legally required notices.

d. **Petroleum sites:** Not applicable, as this site is not a petroleum site..

4. Cleanup Authority and Oversight Structure:

- a. The site will be enrolled in New Jersey's Licensed Site Remediation Professionals (LSRP) Program, which has replaced the State's former Voluntary Cleanup Program. As such, EPA will provide the regulatory oversight for the site cleanup, and the successful completion of cleanup activities will result in a Response Action Outcome (which has replaced the State's No Further Action Letter) being issued for the site ensuring that the cleanup will be protective of human health and the environment.
- b. The sites immediately surrounding the target site are primarily owned by the CRA. This neighborhood has been declared an area in need of redevelopment and is known as the Cramer Hill Redevelopment Area. As such, the CRA has broad rights to access properties for redevelopment purposes, including environmental testing. While the preferred option will be to talk to neighboring property owners and negotiate voluntary access, in the event that there is evidence that contamination may have migrated off-site, both the CRA and the State of New Jersey have the authority to enter neighboring properties and conduct required sampling.

5. Statutory Cost Share:

- a. It is anticipated that these cleanup activities for this site will be funded through a combination of this EPA grant application, CRA funds and HDSRF grant monies to be obtained from NJDEP for the project. Additional budget detail is found in the ranking criteria.
- b. A hardship waiver for the cost share is not being requested.

- 6. Community Notification:** A draft Analysis of Brownfield Cleanup Alternatives (ABCA) was prepared for the site and can be found in Attachment 4. We provided an opportunity for the community to learn of our intent to apply for this cleanup grant and solicited public comments for incorporation into the grant application as well as the draft ABCA. A project fact sheet was prepared and distributed to assist with communication about the grant application and to solicit public comments. On January 7, 2014, the CRA held a public meeting to discuss this grant application. This meeting was advertised on January 4, 2014 in the local *Courier-Post* and *Daily Vineland Journal*. No stakeholders attended the meeting. In order to solicit further public comments, the application will be provided for review and comment even after the application is submitted to EPA.

**ATTACHMENT 2
LETTER FROM STATE ENVIRONMENTAL AUTHORITY**



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION
SITE REMEDIATION PROGRAM
OFFICE OF BROWNFIELD REUSE
MAIL CODE 401-05K
P.O. BOX 420
TRENTON, NEW JERSEY 08625-0420
[HTTP://WWW.STATE.NJ.US/DEP/SRP](http://www.state.nj.us/dep/srp)

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

January 16, 2014

The Honorable Gina McCarthy, Administrator
US Environmental Protection Agency
401 M Street SW
Washington, DC 20460

RE: Camden Redevelopment Agency USEPA Brownfields Cleanup Grant Application
Harrison Avenue Landfill, Block 809, Lot 10

Dear Administrator McCarthy:

On behalf of the New Jersey Department of Environmental Protection, it is my pleasure to endorse the Camden Redevelopment Agency application to the United States Environmental Protection Agency (USEPA) for a Brownfields Cleanup Grant to remediate environmental impacts associated with discharges of hazardous substances at the Harrison Avenue Landfill, Harrison Avenue, Camden, NJ at Block 809, Lot 10 on the City of Camden tax map. The New Jersey Department of Environmental Protection acknowledges that the Camden Redevelopment Agency plans to conduct remediation activities at Harrison Avenue Landfill, at Block 809, Lot 10 Site.

The Camden Redevelopment Agency has developed an aggressive redevelopment strategy to identify, assess and reuse abandoned brownfield sites. The site identified in the grant application represents a priority brownfield redevelopment opportunity for the Camden Redevelopment Agency.

Please accept this letter of support for the Camden Redevelopment Agency Cleanup Grant application. Please do not hesitate to contact me if I may be of further assistance. I may be telephoned at (609) 984-1790, or, e-mailed at Timothy.Bartle@dep.state.nj.us.

Sincerely,

Timothy T. Bartle, Chief
Office of Brownfield Reuse

C: James Harveson, Camden Redevelopment Agency
Claire Juhlmann and Andrea Mules, Brownfield Redevelopment Solutions, Inc.
Anthony Findley, Office of Brownfield Reuse

**ATTACHMENT 3
COMMUNITY NOTIFICATION DOCUMENTATION**

Courier-Post

P.O. Box 5300
Cherry Hill, N.J. 08034

CAMDEN REDEVELOPEMENT AGENCY

520 MARKET ST., STE 1300

Camden, NJ 08101

Attn: CARLA RHODES

Acct# 087266CP Order # 0001644489

January 20, 2014

AD #	DATES	Advertisement/Description	Publications	NUMBER OF LINES	RATE PER LINE	TOTAL AMOUNT
0001644489			1 x	68	0.33	\$21.76
	1/04/14					
		Affidavit of Publication Charge				24.75
		TOTAL AMOUNT DUE				46.51

Check #: _____

Date: _____

CERTIFICATION BY RECEIVING AGENCY

I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE PROCEDURES OR VERIFIABLE INFORMATION.

SIGNATURE: _____

TITLE: _____ DATE: _____

CERTIFICATION BY APPROVAL OFFICIAL

I CERTIFY AND DECLARE THAT THIS BILL OR INVOICE IS CORRECT, AND THAT SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT SHALL BE CHARGEABLE TO:

APPROPRIATION ACCOUNT(S) AND AMOUNTS CHARGED: P.O. # _____

SIGNATURE: _____

TITLE: _____ DATE: _____

CLAIMANT'S CERTIFICATION AND DECLARATION:

I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS BILL OR INVOICE IS CORRECT IN ALL ITS PARTICULARS; THAT THE GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITHIN THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: January 20, 2014

Signature: *Sandy Kamm*

Federal ID #: 061032273

Official Position: Clerk

Kindly return a copy of this bill with your payment so that we can assure you proper credit.

Affidavit of Publication

Publisher's Fee \$21.76 Affidavit \$24.75

State of New Jersey

} SS.

Camden County

Personally appeared

Sandy Kalmel

Of the **Courier-Post**, a newspaper printed in Cherry Hill, New Jersey and published in Cherry Hill, in said County and State, and of general circulation in said county, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

1/04/14

A.D. 2014

Sandy Kalmel

Sworn and subscribed before me, this
20 day of January, 2014

Maria D. Martinez
Notary Public of New Jersey

MARIA D. MARTINEZ
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 5/22/2017

Public Notice

US Environmental Protection Agency
Brownfields Grant Applications

The Camden Redevelopment Agency (CRA) is applying for US Environmental Protection Agency (EPA) Brownfields Grants to clean up sites in the City of Camden. In accordance with EPA's community notification policies, a community meeting is being held to discuss the grant applications and to solicit public comments on the applications and the proposed use of funds. The meeting will be held on January 7, 2014 at 5:30 PM in the CRA's office located at Camden City Hall, 520 Market Street, 13th Floor. Copies of the grant applications, including the draft EPA-required Analysis of Brownfield Cleanup Alternatives documents that are part of the applications, will be available for public review and comment in the CRA's office during normal business hours. For more information on reviewing the grant proposals or the meeting, contact James Horveson of the Camden Redevelopment Agency at (856) 757-7600 or Beth Londer of Brownfield Redevelopment Solutions at (646) 246-9246.

(1644489) (\$21.76)

**City of Camden Redevelopment Agency
US Environmental Protection Agency
Brownfields Grant Applications
Public Meeting Minutes**

**City Hall, 13th Floor Conference Room
January 7, 2014 5:30-6:60 PM**

Meeting Host: City of Camden Redevelopment Agency

Discussion

James Harveson, Director of Economic Development for the City of Camden Redevelopment Agency (CRA), was available to provide attendees with information regarding the Agency's US Environmental Protection Agency brownfields grant applications due January 22nd, including three Harrison Avenue Landfill Cleanup Grants.

No attendees were present in addition to Mr. Harveson, and therefore no comments were received regarding the EPA Brownfields grant applications.

The meeting adjourned at 6:30pm.

**ATTACHMENT 4
ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
DOCUMENT**

**ANALYSIS OF BROWNFIELD CLEANUP ALTERNATIVES
FORMER HARRISON AVENUE LANDFILL – LOT 10
CAMDEN, NJ**

DRAFT

**PREPARED FOR
THE CAMDEN REDEVELOPMENT AGENCY**

**BY
BROWNFIELDS REDEVELOPMENT SOLUTIONS, INC.**

JANUARY 20, 2014



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FIGURES

1. Site Plan

1 INTRODUCTION and BACKGROUND

1.1 Introduction

The Camden Redevelopment Agency (CRA) is undertaking the environmental cleanup of the former Harrison Avenue Landfill site. The former landfill is located at the northwest corner of Harrison Avenue and East State Street in the City of Camden, Camden County, New Jersey. The landfill was owned and operated by the City of Camden from approximately 1952 to 1971. The landfill property is presently vacant and unused for any operation. The Camden Redevelopment Agency (CRA) is the current owner of the site.

The purpose of the environmental cleanup is to prepare the property for future redevelopment as a public amenity to provide much needed open green space for Camden City. The future development will include the construction of tidal wetlands and ponds, walking trails, landscaped areas, and facilities for recreation.

The former landfill is made up of several contiguous parcels of land. The subject parcel of this study is "Lot 10", which is located at the northwest portion of the former landfill.

The CRA has applied to the US Environmental Protection Agency (EPA) for a Brownfields Cleanup Grant in the amount of \$200,000 to assist with the environmental remediation of Lot 10 of the former Harrison Avenue Landfill. If successful in this application, the CRA will enter into a Cooperative Agreement with the USEPA, which will enumerate the terms and conditions for the CRA's use of the brownfields cleanup grant funds, including a commitment by the CRA to provide for community involvement in the process.

The CRA has contracted Brownfield Redevelopment Solutions, Inc. (BRS), to prepare this Analysis of Brownfields Cleanup Alternatives (ABCA), in conformance with requirements of the Cooperative Agreement. The purpose of this ABCA is to present to the community the following items:

- A description of the environmental conditions at Lot 10, based on the findings of the environmental assessment activities performed to date.
- A selection of implementable remediation alternatives to be considered for addressing the contamination identified at Lot 10.
- An analysis of the various factors influencing the selection of a preferred remediation method, including site and contamination characteristics (i.e., exposure pathways, identification of contaminant sources, etc.); cleanup standards; potential future uses of the property; and cleanup goals.

- A preferred remedial method selected, based on the analyses performed, including an evaluation of its effectiveness, implementability, and costs.

These items are discussed in the following sections of this ABCA.

1.2 Community Involvement Measures

The CRA will continue to promote and facilitate community involvement with this project with the activities itemized below.

- The CRA will discuss the availability of this ABCA, in its draft format, at an open brownfield stakeholder meeting.
- The CRA will provide an opportunity for members of the general community and targeted groups to provide written comments to the draft ABCA. An initial community meeting was held to discuss the draft ABCA on January 7, 2014.
- The CRA will provide an opportunity for members of the public to provide oral comments regarding the draft ABCA during the brownfield stakeholder meeting.
- The CRA will prepare written responses to the comments received and document any changes made to the cleanup plans and to the draft ABCA as a result of the comments.
- The CRA will establish a publicly accessible Administrative Record repository for the project, to be located at Camden City Hall.

A Brownfields Cleanup Decision Memo will be prepared at the end of the public comment process, which will describe the cleanup options selected by the CRA. The ABCA and the Decision Memo will be included with the Administrative Record.

1.3 Site Background

1.3.1 Site Location and Description

The former Harrison Avenue Landfill is an inactive municipal solid waste facility located at the northwest corner of Harrison Avenue and East State Street in the City of Camden, Camden County, New Jersey. The landfill is bounded on the north and west by the confluence of the Delaware and Cooper Rivers, to the south by East State Street, and to the east by Harrison Avenue. A Site Plan is presented as Figures 1.

The former landfill is 83 acres and is made up of several contiguous parcels of land. The subject parcel of this study is "Lot 10", which is located at the northwest portion of the former landfill. Lot 10 is approximately 0.35 acres.

1.3.2 Site History

The City of Camden operated the Harrison Avenue Landfill as a municipal solid waste facility from 1952 to 1971. Prior to 1952, records indicate that the site was used for agriculture.

Waste types disposed of at the landfill for almost two decades during its use were not restricted. The wastes included household refuse, construction and demolition (C&D) debris, and bulk industrial, chemical, and medical wastes. Dumping at the landfill historically included the use of ditches, lagoons and bulk liquid containers such as drums and tanks. The property has been vacant and unused for any operation since the City of Camden discontinued use of the site in 1971, although the landfill reportedly continued to receive uncontrolled illegal dumping for many years thereafter.

The landfill has been subject to off and on environmental oversight, investigation, and interim remedial measures since the late 1960's. After decades of attempts to control and remediate the site by various governmental entities, in 2003 a coalition of community groups working together with the New Jersey Department of Environmental Protection (NJDEP) Office of Brownfield Reuse, CRA, and the City of Camden agreed to designate the Cramer Hill Brownfield Development Area along the Cramer Hill waterfront. The Harrison Avenue Landfill was identified as the most critical site for investigation and remediation, serving as a catalyst site for revitalization in the Cramer Hill Brownfield Development Area. In that same year, NJDEP received a \$200,000 Brownfield Site Assessment grant from the USEPA to perform an environmental investigation of the Harrison Avenue Landfill.

From 2006 - 2009, the Camden Redevelopment Agency (CRA) spearheaded subsequent efforts to develop additional investigative and remediation work plans, to obtain requisite permits and to conduct site and remedial investigations at the landfill. The primary objective of these investigations was to collect the environmental data required to assess site conditions and to allow for the design and closure of the landfill in accordance with the NJDEP requirements.

1.3.3 Surrounding Land Use

The former landfill adjoins a densely developed urban area to the south and east with mixed-type development, including residential, commercial, and institutional uses. The inland portion of the landfill is bordered by two public housing projects; public Little League baseball fields; a children's early learning Head Start facility; and a demolition yard.

1.4 Project Goals/ Property Reuse Plan

The objectives of this cleanup project are to complete the selected remedial actions:

- in accordance with the Site Remediation regulations and Cleanup Standards (as described in Section 2) of the New Jersey Department of Environmental Protection (NJDEP), which will provide regulatory oversight of the project; and
- in accordance with the various applicable regulations of the USEPA, and with the terms and conditions of the CRA's Cooperative Agreement with USEPA.

The expected outcomes of the project include a Response Action Outcome (RAO) letter from a Licensed Site Remediation Professional (LSRP), applicable to the entire extent of Lot 10.

Lot 10 will be restored to natural conditions as a public amenity to provide much needed open green space for Camden City and will include, as part of the larger redevelopment, the construction of tidal wetlands and ponds, walking trails, landscaped areas, and recreational facilities.

1.5 Results of Environmental Assessment

The City performed Phase 1 and Phase 2 Environmental Site Assessments^{1,2} at the Harrison Avenue Landfill, including Lot 10, to identify potential areas of environmental concern, and to confirm or refute the actual presence of contaminants in environmental media.

1.5.1 Identification of Contaminants and Contaminant Sources

Environmental investigation at the Harrison Avenue Landfill between 2006-2009 included the installation of numerous soil borings, test pits, hydro-punches, and monitoring wells. Samples of soil and landfill waste and groundwater were collected and submitted for laboratory analysis.

The areas of environmental contamination confirmed by the Phase 2 Environmental Site Assessment, and thus in need of further remedial investigation or remedial actions are described below:

- a. **Municipal Solid Waste (MSW).** The landfill is covered by a thick layer of municipal solid waste (MSW) that ranges from 13-24 feet in depth and that

¹ Preliminary Assessment Report, TRC Environmental Corporation (TRC). March 2006

² Remedial Investigation Report, TRC. October 2009 (Revised May 2012).

includes construction and demolition (C&D) debris and some areas of historic fill. Based on analytical test results, the primary contaminants of concern in the MSW at the landfill in Lot 10 are dispersed, but elevated concentrations of semi-volatile organic compounds (SVOC), and metals; however, their concentrations are slight to moderately above their respective NJDEP criteria and do not represent a significant source of on-going contamination.

- b. **Localized “hot spots” of contamination in MSW and soil.** Beneath the layer of MSW, historic fill, and C&D debris are layers of native alluvial soil. Environmental tests and investigation has shown that localized areas of contamination, or “hot spots”, impacted by volatile organic compounds (VOC) and petroleum products exists in the soil layer. Localized “hot spots” have also been identified in the MSW, including some waste containers such as drums and small tanks. These “hot spots” are of more concern than the dispersed areas of low-level contamination because they can continue to act as a long-term source for contamination to the surface through vapor emissions and seepage and to groundwater below.
- c. **Groundwater.** Sampling and analysis of monitoring wells at the landfill shows that there are elevated levels of volatile and semi-volatile contaminants and metals in the groundwater. It is expected that at least some of this contamination is a result of the decomposition of accumulated waste at the landfill. It should be noted that remediation of groundwater is not being addressed as part of the EPA funded remediation effort. As such, groundwater remedial alternatives are not presented in this ABCA document.

1.5.2 Exposure Pathways

In order for contaminants from a site to pose a human health or environmental risk, one or more completed exposure pathway(s) must link the contaminant to a receptor (human or ecological). A completed exposure pathway consists of four elements:

- A source and mechanism of substance release;
- A transport medium;
- A point of potential human or ecological contact with the substance (“exposure point”); and
- An “exposure route”, such as dermal contact, ingestion, etc.

Preliminary pathway evaluation indicates several potentially completed exposure pathways related to the Site:

1. **Direct contact with MSW, historic fill and/or C&D debris.** These materials might be handled by users of the site.

2. **Impact to ground water from localized VOC and/or MSW “hot spots”.**
Contaminants may leach from the unsaturated zone to groundwater and, in turn, be transported to downstream groundwater receptors.

2 APPLICABLE LAWS and CLEANUP STANDARDS

The continuing environmental remediation of the Site will be performed in accordance with the applicable statutes of the State of New Jersey, and the regulations and guidance of the NJDEP. These include the New Jersey Site Remediation Reform Act, N.J.S.A. 58:10C-1 et seq. (“SRRA”), the Brownfield and Contaminated Site Remediation Act, N.J.S.A. 58:10B-12 and implementing regulations in the Administrative Requirements for the Remediation of Contaminated Sites, N.J.A.C. 7:26C (“ARRCS”); and the Technical Requirements for Site Remediation, N.J.A.C. 7:26E (“TRSR”).

All field activities will be performed in conformance with the NJDEP Field Sampling Procedures Manual (last updated August 2005). EPA approved QAPP and SAMP documents will be prepared prior to any field work.

The reference cleanup standards will be the NJDEP Remediation Standards, N.J.A.C. 7:26D (effective May 7, 2012), which include numeric values for Residential and Non-Residential Direct Contact Soil Remediation Standards, default Impact to Ground Water Soil Screening Levels (IGWSSL) and, where appropriate, site-specific IGW standards.

The effective implementation of the NJDEP regulations will be managed by a Licensed Site Remediation Professional, to be retained by the CRA.

3 EVALUATION OF CLEANUP ALTERNATIVES

This section identifies the several cleanup alternatives that were considered to address the environmental contamination issues at the site. The effectiveness, implementability, and costs associated with the following potential remedial scenarios are considered herein:

- Option 1. Clearing and grubbing of vegetation, excavation and relocation of localized “hot-spots” and all underlying waste, and backfilling these areas to the proposed grades with fill. These areas will be planted with wetland plant species..
- Option 2. In-situ remediation of contaminated material and soil.
- Option 3. No Action

3.1 Option 1 – Clearing, excavation, disposal of waste; restoration as natural wetlands.

Remediation will include the following primary tasks:



- 1) **Excavation and off-site disposal of localized “hot-spots and all underlying waste.** Waste areas will be excavated to remove all contaminated materials, as indicated by field measurements and visual observations. The material will then be characterized using waste classification sampling and disposed of at a licensed waste disposal facility.
- 2) **Backfilling areas with certified clean fill.** Minimum of two feet of clean material will be emplaced over all areas where material was removed for disposal.
- 3) **Establishment of naturalized wetlands.** Plants will be selected that can survive the changes in water level through the tidal cycles. The wetlands may be exposed to the leachate coming from the landfill, due to the difference in elevations. The leachate levels near the wetlands may be above the final wetland elevation. The wetland vegetation and adjacent slopes will have to be designed to absorb and manage migration of leachate into the river.

3.1.1 Effectiveness

This approach would be immediately effective by removing those regulated materials and contaminated media which present potential exposure hazards to future users of the site and soil to groundwater pathways.

3.1.2 Implementability

This approach is expected to be easily and rapidly implementable because it involves relatively simple technology and equipment. This type of remedy is widely used and is expected to be readily acceptable to the NJDEP.

3.1.3 Cost

The expected cost of this option at Lot 10 is approximately **\$\$ INSERT** . The requested grant funds, along with funding from other sources to redevelop the landfill will provide sufficient resources to implement this option.

3.2 Option 2 – In-situ Remediation of contaminated material and soil.

In this option special chemicals would be used to assist the material and soil in undergoing natural remediation processes. Large areas of soil would have to be temporarily excavated and stockpiled and then remediation chemicals would be mixed into the soil. At the same time other remediation chemicals would be placed into the holes to clean up the soil on the edges of the excavation and any groundwater that might seep into the hole.

3.2.1 Effectiveness

The potential effectiveness of the “In-situ Remediation” option depends almost entirely on the amount of contamination and the physical nature of the soil. Investigation at the site has already determined that the volume of impacted material and soil is too high for this method to work to work at costs comparable to Option 1, and in fact may be too high to have any substantial chance at success.

3.2.2 Implementability

In-situ remediation may be implemented at the Site since there is adequate room to dig up the soil and create large piles for the treatment. However, the use of this approach would add substantial complication to the process and require a great deal of engineering management and design, which would add to the cost.

3.2.3 Cost

The cost for remediation using in-situ techniques would include, at a minimum, the cost for remediation to nonresidential standards (Option 1) plus costs for expanded design and construction activities. In addition, it is anticipated that additional costs for removal of a greater volume of contaminated media will be incurred. The total costs for this option cannot be reliably estimated at this time, but are predicted to be significantly higher than for Option 1 or Option 3.

3.3 No Action

If no environmental cleanup remedy were performed at this Site:

- The Site may become subject to future enforcement actions by NJDEP or USEPA;
- The Site may present risk of exposure by direct contact with soil, to any future Site workers, occupants, or members of the community.
- The Site would present a continuing potential source of contaminants to onsite and offsite groundwater;
- It is assumed that certain engineering controls, such as installation of secure Site perimeter fencing, and permanent institutional controls, including activity and use limitations, would be placed on the Site to mitigate contaminant exposure risks.

3.3.1 Effectiveness

The “no action” alternative is not effective in that it does not provide for compliance with NJDEP and USEPA regulations, it fails to provide removal of contaminant mass, and it fails to abate potential exposure risks.

3.3.2 Implementability

The “no action” alternative is technically feasible.

3.3.3 Cost

The costs for implementation of engineering and institutional controls are estimated at \$55,000. Total costs to implement this option are estimated \$80,000 to \$100,000.

3.4 Preferred Alternative

The preferred alternative is Option 1. The remedial technologies selected are proven methods, easily and quickly implementable, environmentally effective, and cost-effective. Excavation equipment is readily available. The remedy is compatible with the future industrial land use goals for the Site. This remedy can be readily completed within the timeframe of the USEPA Brownfields Grant.

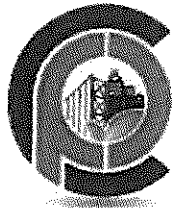
Figure 1
Site Location Map

Figure 2
Site Plan

Attachment A
Summary of Public Comments and Responses



ATTACHMENT 5
SUPPORT LETTERS FROM COMMUNITY-BASED ORGANIZATIONS



COOPER'S FERRY PARTNERSHIP

LIVE | WORK | INVEST | CAMDEN

January 13, 2014

Administrator Gina McCarthy
US Environmental Protection Agency
1200 Pennsylvania Avenue NW
Washington, DC 20460

Dear Administrator McCarthy:

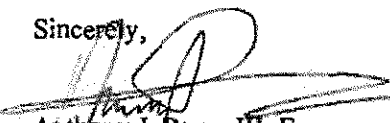
Cooper's Ferry Partnership (CFP) is a private, non-profit corporation dedicated to creating and carrying out development projects within the City of Camden. We seek to establish public and private partnerships to effect sustainable economic revitalization and promote Camden as a place in which to live, to work, to visit and to invest. We develop long-range plans for the redevelopment of Camden and work with private sector, government, and community partners to make these plans a reality. We have partnered with the Camden Redevelopment Agency on many redevelopment projects, and given the city's industrial heritage, many of these sites have been brownfields.

In 2007, the Cramer Hill Community Development Corporation (CHCDC) began work on a resident-driven community plan for the Cramer Hill neighborhood of Camden. As CHCDC prepared to begin this work, CFP saw an opportunity to coordinate a waterfront park planning process in conjunction with the neighborhood plan. CFP thus oversaw development of a concept plan for a linear waterfront park that would extend along the Cooper River and Delaware Back Channel in Cramer Hill. The plan's objectives included maximizing waterfront access with the creation of a multi-use greenway trail with regional linkages, extension of key neighborhood streets to the river, programming of passive and active recreational facilities and identifying areas for waterfront development. The *Waterfront Park Plan*, which was unveiled in May 2009 as an element of the *Cramer Hill NOW! Neighborhood Plan*, represents a vision for the waterfront's future. Environmental concerns along the waterfront needed to be factored into the plans included bald eagles, wetlands, and environmental contamination. Many of these waterfront parcels are part of the former Harrison Avenue Landfill that are now brownfields in need of remediation.

I am writing this letter in support of the Camden Redevelopment Agency's proposal for a Brownfields Cleanup Grant for the former Harrison Avenue Landfill. While a portion of the old landfill is being developed into a Salvation Army Kroc Community Center, other areas of the former landfill still require remediation, including parcels along the Cooper River and Delaware Back Channel. Remediation of these parcels is a key goal included of the *Waterfront Park Plan* and the *Cramer Hill NOW! Neighborhood Plan*.

CFP fully supports the Camden Redevelopment Agency's efforts. If this funding is awarded, CFP will assist the CRA with outreach to community members about the project. We are also able to provide technical assistance to the Camden Redevelopment Agency throughout remediation as needed. We strongly support this application, and thank you for your consideration.

Sincerely,



Anthony J. Perno III, Esq.
CEO

January 8, 2014



PREVENTION INTERVENTION EDUCATION

WWW.CENTERFFS.ORG

Administrator Gina McCarthy
Environmental Protection Agency
Ariel Rios Building
1200 Pennsylvania Avenue, NW
Washington, DC 20460

Dear Administrator McCarthy:

The Center for Family Services is a nonprofit human services agency based in Camden that serves youth and families in southern New Jersey. We provide a comprehensive continuum of care dedicated to changing the odds for children and families through prevention, intervention, and education. At the Center for Family Services, we work every day to strengthen families and make the world we live in a better place one child, one family at a time. Each of our more than 50 programs is designed to ensure that people are able to reach their full potential at every stage of life.

In recent years we have seen an increase in the need for services. In order to meet the growing and changing needs of those who live in our community, we have strengthened our current programs, increased our service reach, and launched new initiatives. This has included engaging partners, including the Camden Redevelopment Agency, to support long term community investment.

We are pleased to hear that the Camden Redevelopment Agency is seeking federal Environmental Protection Agency funding that will afford environmental clean-ups of the contaminated Harrison Avenue Landfill site. This site is not only an eyesore but is also known to encourage illicit activities. A portion of this landfill is being redeveloped as a community center that will offer numerous programs for area youth. We stand ready to support the Camden Redevelopment Agency in these efforts, including providing our network of stakeholders with information about these sites that could lead to benefits for local children and older residents alike.

Thank you for your time and consideration of these grant applications.

Sincerely,

Richard Stagliano
President /CEO



BAMBOO BROOK
170 LONGVIEW ROAD
FAR HILLS, NJ 07931
908-234-1225
908-234-1189 (FAX)
info@njconservation.org
www.njconservation.org



THE BRIDGE VIEW
800 COOPER ST, 201C
CAMDEN, NJ 08102
856-342-6523
815-642-4181 (FAX)
info@njconservation.org
www.njconservation.org

January 14, 2014

Administrator McCarthy
Environmental Protection Agency
Ariel Rios Building
1200 Pennsylvania Avenue, NW
Washington, DC 20460

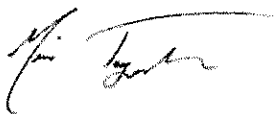
Dear Administrator McCarthy:

The New Jersey Conservation Foundation (NJCF) seeks to preserve New Jersey's land and natural resources for the benefit of all. Through acquisition and stewardship, NJCF protects strategic lands, promotes strong land use policies, and forges partnerships to achieve conservation goals. As the NJCF representative in Camden, I am responsible for efforts in land acquisition and conservation in the City of Camden to help realize the Camden Greenway plan within the City's Masterplan. Given the vast number of contaminated sites in Camden, I encounter brownfields redevelopment projects frequently. The Camden Redevelopment Agency (CRA) has proven to be an indispensable entity in leveraging partnerships, resources, and funding to turn underutilized brownfields into vital community assets.

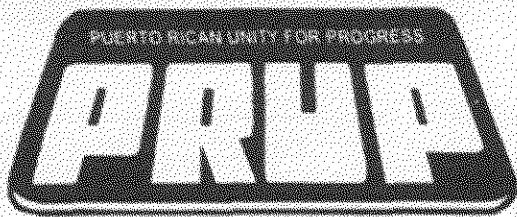
For this reason, I support the CRA's applications for Environmental Protection Agency Brownfields Cleanup Grants. NJCF supports these applications because they will lead to revitalization of a former landfill in the Cramer Hill neighborhood, which will have positive ecological benefits and serve as a key resource for those that live, work, and recreate in the City of Camden.

If the Brownfields grants are awarded, NJCF will continue to support the CRA's efforts by conducting community outreach about the progress of the brownfields program in general as well as assisting with specific site projects. I strongly support these grant applications as I know they will have exponential benefits for the community and the environment.

Sincerely,



Maria Tranguch
Regional Manager, South Jersey Metro
New Jersey Conservation Foundation



PUERTO RICAN UNITY FOR PROGRESS

425-427 Broadway, Camden, N.J. 08103 TEL. (856) 541-1418 FAX (856) 541-1476

EMAIL: prup@verizon.net

Carmen D. Perez
EXECUTIVE DIRECTOR

Luis F. Ruiz
BOARD CHAIRMAN

January 10, 2014

Dear Environmental Protection Agency Representative,

Puerto Rican Utility for Progress, Inc. (PRUP) is a non-profit social service agency founded in 1976 that seeks to promote improved access to economic, social, and cultural opportunities and resources for low-income individuals and their families, with a special emphasis on the Hispanic population. Many programs have been offered since PRUP's inception, such as: adults services for literacy, job readiness, English as a second language, Graduate Equivalency Diploma (GED) preparation, and computer training, as well as youth services for computer literacy, work readiness, school absenteeism, and violence and substance abuse prevention.

As an organization located in the City of Camden assisting low-income individuals and families daily, we recognize the great need for redevelopment projects in the area. We therefore support the Camden Redevelopment Agency's grant application to the Environmental Protection Agency for a Brownfield's Cleanup Grant for the former Harrison Avenue Landfill. This grant could fund cleanup of this site that will complement the Kroc Center being constructed on another area of the former landfill. If awarded, PRUP can assist the CRA with services to local community members, including translation services to Spanish-speaking individuals, regarding the cleanup project.

The Brownfield's Cleanup Grant is an important tool for Camden in revitalizing the Harrison Avenue Landfill and could have a strong positive impact on the City. We therefore strongly support this grant application.

Sincerely,

Carmen D. Perez
Executive Director

January 9, 2014

Administrator Gina McCarthy
U.S. Environmental Protection Agency
Ariel Rios Building
1200 Pennsylvania Avenue, NW
Washington, DC 20460

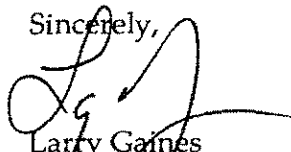
Dear Administrator McCarthy:

As the southernmost campus of Rutgers, the State University of New Jersey, our campus in Camden offers all the advantages of being part of a major research university combined with the close-knit structure of a small campus. Rutgers has a strong commitment to communities in New Jersey, having provided brownfields outreach and technical assistance state-wide for many years through our National Center for Neighborhood and Brownfields Redevelopment. Rutgers-Camden is pleased to support the Camden Redevelopment Agency's applications for U.S. EPA Cleanup Grants for the Harrison Avenue Landfill in the Cramer Hill neighborhood of Camden. The overall health of the City of Camden is important to Rutgers, and we believe in the good work that the Camden Redevelopment Agency is accomplishing.

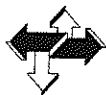
As Vice Chancellor of Rutgers-Camden, I often partner with community residents on issues like facilities and security. Through work able to be accomplished with the assistance of these U.S. EPA grants, the Camden Redevelopment Agency will be able to address issues associated open space and recreation, both of which positively impact the state of housing and community development in the city.

These grants will enable the Camden Redevelopment Agency to move forward on redevelopment of the landfill, creating opportunities for those who live, work, and play in the city. We therefore strongly support these grant applications and will gladly provide outreach support about grant activities to students, staff, and community members.

Sincerely,



Larry Gaines
Vice Chancellor



Respond, Inc.

BUSINESS/PERSONNEL OFFICE

532 State Street
Camden, NJ 08102
Phone: (856) 365-4400
Fax: (856) 365-8671
Email to williams@respondinc.com
Website: www.respondinc.com

ADMINISTRATION

EARLY CARE AND EDUCATION
SOCIAL SERVICES/INTAKE
ADULT SERVICES
Phone: (856) 365-4403 or 365-4400
Adult & Social Services Fax (856) 541-4478
Executive Director Fax 856-365-4408

WILBERT MITCHELL
Executive Director

January 10, 2014

Administrator Gina McCarthy
U.S. Environmental Protection Agency
Ariel Rios Building
1200 Pennsylvania Avenue, NW
Washington, DC 20460

Dear Administrator McCarthy:

Respond, Inc. is a charitable, 501(c)(3) agency created by community residents to enhance and promote the economic independence and general welfare of individuals and families residing in Camden City and County.

Since 1967, this mission has been carried forth in the provision of comprehensive services in child care, a senior adult center, programs for homeless adults, rental housing and home ownership, youth services, economic development, employment and job training, and associated programs that help people help themselves.

Respond has previously worked with the Camden Redevelopment Agency on Brownfields efforts. It is my understanding that the Agency is now applying for a Brownfields clean-up grant for remediation of the former Harrison Avenue Landfill, a step that will be a welcomed addition on many levels to the entire area.

This is a very timely and critical need in an area that now holds the new Kroc Center, a large complex that will bring considerable additions to resources in the City of Camden for both children and adults. Continued expansion of the Harrison Landfill site will be an essential component for developing viable land for safe access to the Delaware River waterfront.

We fully support these applications. Respond will continue to be supportive of the Agency's brownfields redevelopment efforts by providing community involvement and outreach mechanisms to the effort. Further, we will also work with the CRA to help identify where the talents of our job training graduates may be utilized in the clean-up projects.

Sincerely,

Wilbert Mitchell
Executive Director

**BANK STREET CHILD CARE
and INFANT CENTER**
155 Maritan Pike
Camden, NJ 08105
(856) 963-9155 Fax (856) 964-6382

FAIRVIEW VILLAGE CHILD CARE
3003-3007 Fenwick Road
Camden, NJ 08104
(856) 342-7997 Fax (856) 342-7581

**FIREHOUSE CHILD CARE
and SCHOOL AGE CENTER**
320-324 Vine Street
Camden, NJ 08102
(856) 541-0991 Fax (856) 963-0090

INFANT CHILD CARE
309 Vine Street
Camden, NJ 08102
(856) 966-8282 Fax (856) 966-0039

LINDEN STREET CHILD CARE
400 North 9th Street
Camden, NJ 08102
(856) 966-0089 Fax (856) 966-0413

MERCHANTVILLE CHILD CARE
36 W. Maple Avenue
Merchantville, NJ 08109
(856) 662-1960 Fax (856) 662-3179

**NDRTH CAMDEN CHILD CARE
and INFANT CENTER**
554 State Street
Camden, NJ 08102
(856) 966-9081 Fax: (856) 966-9082

PYNE POYNT CHILD CARE
924 N. 8th Street at Erie
Camden, NJ 08102
(856) 583-2630 Fax (856) 583-2631

WINSLOW CHILD CARE
Hall and Albertson Road
Winslow, NJ 08095
(609) 567-0020 Fax (609) 567-6083

LINDEN ELDERS CENTER
441 Erie Street @ The Meadows
Camden, NJ 08102
(856) 246-1583; -1584
Fax (856) 246-1595

PATH HOMELESS SERVICES
Day Services for Adults
816-820 North 5th Street
Camden, NJ 08102
(856) 365-6597 Fax (856) 365-0431
At The Meadows: 856-365-6597

**New Worker Job Development Center
SAYRE TRAINING COMPLEX**
924-925 N. 8th Street at Erie St.
CAMDEN, NJ 08102
856-583-2640



United Way
of Camden County



DOING THE MOST GOOD™

January 9, 2014

William Booth
Founder

Linda Bond
General

R. Steven Hedgren
Territorial Commander

Donald E. Berry
Divisional Commander

Administrator Gina McCarthy
U.S. Environmental Protection Agency
1200 Pennsylvania Avenue, NW
Washington, DC 20460

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Melinda Sanchez
Jack Tarditi
Dr. Thomas J. Venables

Dear Ms. McCarthy:

I am writing to relay the importance of the Ray and Joan Kroc Corps Community Center in Camden, New Jersey. This unprecedented project of its kind in the city of Camden will impact the families of this city and region for generations to come. The Center will be a 120,000 square foot facility on a 24 acre parcel of an 85 acre former landfill in Camden's Cramer Hill neighborhood. True to the Army's approach of "ministering to the whole person," the Kroc Center will house an array of programs designed to address the economic, educational, health, recreational, and spiritual needs of the communities it will serve. While the Center will be open to all, it was McDonald's restaurant heiress Joan Kroc's greatest hope that it would help young people realize their potential by offering a variety of programs. The Center will include a gymnasium, an indoor pool and water park, theater, media center, learning center, culinary arts teaching kitchen, food pantry, early childhood education center, teen and senior centers, athletic fields, health clinic, and more. I encourage you to visit our web site at www.camden.salarmykroc.org.

LIFE MEMBERS

Walter Lobb
C. Carney Savery

EMERITUS MEMBERS

Mildred Beverly

KROC CAMPAIGN COMMITTEE

Joseph Ventresca
Chair

Mel Baiada
William Barker
Michael F. Camardo
Randy Cherkas
Rob Curley
Jake Der Hagopian
Steve Dixon
Frank Giordano
Jim Kehoe
Anthony J. Mazzealli, M.D.
Joseph M. Nardi III
Chris Perks
Tyrone Pitts
Mike Ricketts
John Rihl
Jack Tarditi
Liz Thomas
Commissioner Robert A. Watson

Establishment of the Center has required years of coordination and fundraising, and as the project's Administrator I have worked hand-in-hand on a daily basis with our partners like the New Jersey Department of Environmental Protection, the Camden Economic Recovery Board, and the Camden Redevelopment Agency. I am writing this letter in support of the Camden Redevelopment Agency's application for Environmental Protection Agency funding for the cleanup of parcels that are part of the Center project area. I cannot emphasize enough just how much this Environmental Protection Agency funding is needed in order for the Center to reach its full potential. In fact, many years ago Environmental Protection Agency funding was used to conduct a small part of the investigation of the landfill area.

By conservative estimates, during its two-year construction period, the Kroc Center will produce 110 local full-time direct jobs and 210 Camden area full-time jobs. Once operational, the Center will generate 60 full-time jobs and 95 part-time jobs. The Center will represent one of the most significant private investments ever made for community revitalization and social services in South Jersey. We would greatly appreciate your continued support of our project.

Blessings!

Sincerely,


Major Paul Cain
Kroc Center Administrator
Tri-County Coordinator



The Salvation Army Majors Paul and Alma Cain, Kroc Center Administrators
Lieutenants Luis and Zaida Rivera, Majors William and Susan Dunigan, Associate Kroc Center Officers
915 Haddon Avenue Camden, NJ 08103 P 856.338.1700 F 856.338.0335 www.camden.salarmykroc.org
Serving Camden, Gloucester and Burlington Counties

**ATTACHMENT 6
LEVERAGED FUNDING DOCUMENTATION**

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COOPER'S FERRY
PARTNERSHIP
LAND | WATER | PEOPLE | COMMUNITY

What We Do

Economic Development

Skills and Leadership

Awards and Recognition

Projects

Plans, Reports and Resources

PROJECTS

REQUESTS FOR PROPOSALS

Cooper's Ferry Partnership

Economic Development

CFP has coordinated more than \$600 million of private and public investment for the City of Camden

Doing Business

Life In Camden

Projects:

Cramer Hill

City Wide

Centerville

Coopers Grant

Downtown

Fairview

Gateway

Liberty Park

North Camden

Central Waterfront

Cramer Hill

East Camden

Lanning Square

Morgan Village

Parkside

Waterfront South

< Back to neighborhood map selector

View > All | Future | On-going | Complete

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EVENTS CALENDAR

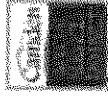
CONTACT US

E-NEWSLETTER SIGN-UP

NEWSLETTER ARCHIVE

MEMBERSHIP

er's Ferry Partnership
Port Center
erside Drive, Suite 501
Jersey, New Jersey 08103
e: (856) 757-9154
856) 757-9478



About Us

What We Do

Doing Business

Life In Camden

On-going

Baldwin's Run "Daylighting" Project (Von Nieda Park—Phase II)

In spring 2011, CFP began the concept development for the Von Nieda Park—Phase II Baldwin's Run "daylighting" Project. Daylighting is the process by which a river that was filled is re-established. In this case it is the re-establishment of the former Baldwin's Run stream that historically ran through this location. In January 2012, CFP was awarded a \$150,000 grant from the Delaware Valley Regional Planning Commission (DVRPC) to fund the design of this innovative project. After a competitive Request for Proposals process in April 2012, CFP has engaged the firm of Remington & Vernick Engineers to complete the engineering and design of the project. The design of the Phase II daylighting is scheduled to be complete by the end of the year, allowing the construction of the project to advance in tandem with Phase I of the project.

CFP submitted the necessary permitting applications to NJDEP and the Army Corps of Engineers and is currently working on incorporating regulating agencies' feedback into the plans. Current plans include considerations for endangered species, wetlands, development within a floodplain, sewer outfall discharge, and flooding. The project features the daylighting of the stream, wetlands restoration, and the construction of a multi-use trail connecting into Von Nieda Park. CFP just submitted applications to the NJDEP Environmental Infrastructure Trust for \$1.5 million to support the daylighting of the Baldwin's Run Tributary Stream, an application to Delaware Valley Regional Planning Commission for \$260,000 for the construction of a multi-use trail, and an application to the NJDEP Wetlands Mitigation Council for \$300,000 for restoration of area wetlands.

Waterfront Park at the Former Harrison Avenue Landfill

On-going

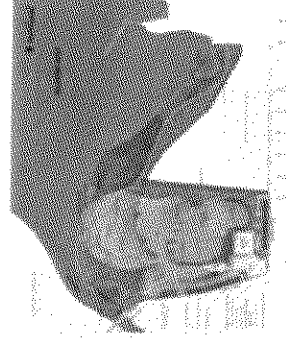
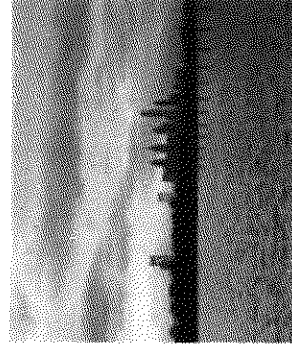
In September 2009, with support from the William Penn Foundation, CFDA and the Cramer Hill Community Development Corporation (CHCDC) initiated a schematic design process for a 65-acre section of the Harrison Avenue Landfill, in partnership with the Camden Redevelopment Agency (CRA), Salvation Army, and other Cramer Hill stakeholders. The design for the Cramer Hill Waterfront Park at the Harrison

Avenue Landfill builds up the Cramer Hill Waterfront Park Plan, a component of the 2009 Cramer Hill NOW! Neighborhood Plan. The park plan was created by Wallace Roberts & Todd (WRT) and Dresdner Robin, with extensive input from the community and NJ Department of Environmental Protection (NJDEP).

The former city landfill, which has a prominent location on the Cooper River and Delaware River backchannel, has been inactive since 1969, but was never capped or officially closed. With plans moving forward rapidly for the development of the \$54 million Salvation Army Ray and Joan Kroc Corps Community Center on a portion of the site, remediation and reuse of the balance of the landfill has become a priority at neighborhood, city and state levels.

The schematic landscape plan for the Park is based on the conditions detailed in the remedial investigation report for this site and was developed on a parallel track with the Remedial Action Work Plan developed under the direction of the NJDEP Office of Brownfield Reuse. The plan balances active and passive recreation, community gathering spaces and ecological restoration of the river edge habitat.

Cramer Hill is primed to take advantage of its scenic location along the backchannel of the Delaware and stunning views of Philadelphia and Petty's Island. With major investments underway, including the Kroc Center, infill housing and streetscape improvements, Cramer Hill has begun a transformation that capitalizes on its natural assets for significant economic and recreational development.

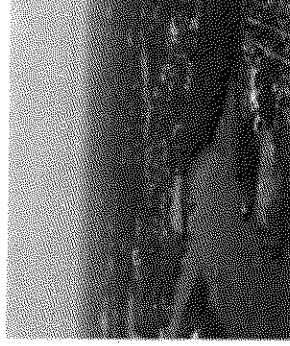


Cramer Hill - Introduction

On-going

CFDA began work in Cramer Hill in 2001, when it was invited to join the Cramer Hill Neighborhood Advisory Council (NAC) to serve as a development advisor and technical resource on the revitalization of

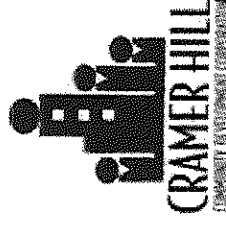
the neighborhood. CFDA's first undertaking in Cramer Hill was securing a three-year grant in the amount of \$750,000 from Fleet Bank's Community Renaissance program and transforming the NAC into a 501(c)3 corporation (Cramer Hill Community Development Corporation). Since then, CFDA has raised an additional \$7 million in project and operating funds to support a wide range of activities in Cramer Hill including brownfield investigations, neighborhood planning, streetscape enhancements, infrastructure upgrades, traffic calming, traffic and circulation improvements, commercial and housing development, and community organizing. CFDA has secured grants from the Delaware Valley Regional Planning Commission, New Jersey Department of Transportation, New Jersey Hazardous Discharge Site Remediation Fund, U.S. Environmental Protection Agency, Fleet/Bank of America, Wachovia Regional Foundation, and Camden Economic Recovery Board, as well as federal appropriations.



Cramer Hill Community Development Corporation

On-going

In 2001, CFDA was invited to join the Cramer Hill Neighborhood Advisory Council (NAC) to serve as a development advisor and technical resource on the revitalization of the neighborhood and its two miles of inaccessible, vacant and/or underutilized waterfront land along the back channel of the Delaware River. Working with the community, CFDA secured a three-year grant in the amount of \$750,000 from Fleet Bank's Community Renaissance program, to transform the NAC into a 501(c)3 corporation (Cramer Hill Community Development Corporation), to hire a staff, and to fund initial environmental and economic feasibility studies with the goal of identifying an initial set of projects which the CDC could undertake.



Cramer Hill NOW! Neighborhood Plan & Waterfront Park Plan

On-going

In 2007, the Cramer Hill Community Development Corporation (CHCDC) secured funding from the Wachovia Regional Foundation and the NJ Neighborhood Revitalization Tax Credit Program to complete a resident-driven plan for Cramer Hill. The purpose of the plan was to serve as a unified voice for local residents, business owners, institutions, students, community leaders, political representatives and others. The key goals of the plan were to: create a resident-driven blueprint for the community, create a social service network tailored to Cramer Hill, connect to the waterfront, revitalize River Avenue, improve local parks and schools, create a mixed-income community, and promote Cramer Hill as a cleaner and safer community for families.

As CHCDC prepared to begin this work, CFDA saw an opportunity to coordinate a waterfront park planning process on a parallel track with the neighborhood plan, replicating the model it had used in North Camden. With support from the William Penn Foundation, CFDA hired a consultant to develop a concept plan for a linear waterfront park that would extend along the length of the Cooper River and Delaware Back Channel in Cramer Hill. The objectives of the plan included maximizing waterfront access with the creation of a contiguous multi-use greenway trail with regional linkages, extension of key neighborhood streets to the river, programming of passive and active recreational facilities as well as identifying areas for waterfront development. CHCDC and CFDA worked closely to re-engage residents, generating a unified waterfront and core neighborhood plan which presents an exciting long-term vision for tomorrow and clear, implementable steps to achieve the vision.

Recognizing the host of environmental concerns that exist along the Cramer Hill waterfront, including a pair of nesting bald eagles, wetlands, and environmental contamination, and to insure that the Waterfront Park Plan was realistic and consistent with state and federal environmental regulations, CFDA and CHCDC

worked closely with NJ Department of Environmental Protection (NJDEP) during the planning process. CFDA initiated conversations with NJDEP at the outset of the process and secured commissioner level commitment to participating in the process in order to develop a plan for the waterfront that balances sensitive habitats with the need for environmental clean up, public waterfront access and new development.

After a seven-month participatory process involving 600 residents, the Waterfront Park Plan was publicly unveiled on May 11, 2009 as an element of the Cramer Hill NOW! Neighborhood Plan. The Plan was well-received and considered to be reflective of the community's priorities and needs.

The waterfront park master plan represents a long-range community-driven vision for the revitalization of Cramer Hill's waterfront. This vision is built on the primary community goal of a waterfront that is accessible to all residents and visitors alike while incorporating a range of new recreational opportunities and balancing mixed-use development with the preservation and enhancement of an incredibly unique Delaware River Back Channel environment. Currently, there is no public access to any part of the Cramer Hill waterfront. The stunning views across the still back channel waters, over the trees of Petty's Island and the scenic Delaware River to the skyline of Philadelphia are hidden by landfill, industrial uses and fences. But this plan marks a growing realization of the untapped potential of the Cramer Hill waterfront.



1 of 2 >>



State of New Jersey
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JON S. CORZINE
Governor

LISA P. JACKSON
Commissioner

Office of Brownfield Reuse
401 E. State St. 6th Fl
PO Box 028
Trenton, NJ 08628
T: 609-292-1251 F: 609-777-1914

NOV 25 2008

Jim Harveson, Director
City of Camden
1st Floor, Room 109, City Hall
Camden, NJ 08103-5120

Re: Hazardous Discharge Site Remediation Fund (HDSRF) Application
Applicant: Camden Redevelopment Agency
Site Name: Harrison Avenue Landfill
Harrison Ave. and State St.

Dear Mr. Harveson:

The New Jersey Department of Environmental Protection (NJDEP) has completed the review of the funding request to perform additional Remedial Investigation (RI) and Remedial Action (RA) activities at the subject site.

Please be advised that the NJDEP finds the cost of \$1,212,500 to perform the RI activities and the cost of \$35,900 to prepare the Remedial Action Workplan portion of the reporting to be eligible for funding through the HDSRF. The NJDEP has also incorporated \$121,250 in estimated Department oversight fees.

Therefore, the NJDEP is recommending that the New Jersey Economic Development Authority (NJEDA) obligate funds in the amount of \$1,369,650 for the proposed RI and RA work.

If you have any questions regarding this letter, please feel free to contact Michael Deely at 609-633-1332.

Sincerely,


Colleen Kokas, Bureau Chief
Office of Brownfields Reuse

c. Frank McLaughlin, Case Manager/NJDEP (BRO)
Joe Ziaya, TRC
DEPFile

**ATTACHMENT 7
APPLICANT ELIGIBILITY DOCUMENTATION**

J-1
JJL:rt
8-13-87

ORDINANCE MC-2322 ADOPTED AUGUST 27, 1987

AN ORDINANCE CREATING A CAMDEN REDEVELOPMENT AGENCY

WHEREAS, the City of Camden, by an Ordinance adopted on July 27, 1950, did ordain that the Housing Authority of the City of Camden was authorized to carry out redevelopment projects; and

WHEREAS, such authority was vested in said Housing Authority pursuant to the provisions of Chapter 300 of the Laws of 1949 of the State of New Jersey, codified at R.S. 55:14A-31, at seq.; and

WHEREAS, the said Housing Authority, having dutifully fulfilled the obligations and responsibilities vested in it pursuant to the aforementioned Ordinance, but recognizing that the redevelopment activities presently to occur in the City of Camden will require intensive oversight and involvement and further recognizing that its task of providing decent, safe and sanitary housing is placing, and will continue to place, increasing demands on the time and attention of the Housing Authority, having relinquished the redevelopment function vested in it pursuant to the aforementioned Ordinance; and

WHEREAS, in conjunction with such relinquishment the aforesaid Housing Authority, has agreed to allow the City of Camden to assume the redevelopment function, has assigned and given over to the City of Camden or to such agency to which the said City may assign the redevelopment function all of the rights, titles, duties, privileges, responsibilities and powers vested in it as a result of its exercise of the functions vested in it pursuant to the aforementioned Ordinance; and

WHEREAS, there exist in the City of Camden blighted areas or areas which are in the process of becoming blighted; and

WHEREAS, there exist in the City of Camden areas which are undeveloped, underdeveloped and improperly developed; and

WHEREAS, all such areas have been, and will continue to be, harmful to the physical social and economic well-being of the City of Camden; and

WHEREAS, all such areas are deleterious to the health, safety, morals and welfare of the citizens of the State of New Jersey and the City of Camden; and

WHEREAS, the acquisition, clearance, planning, reconstruction and redevelopment of such areas will promote the public health, safety, morals and welfare, stimulate the growth of the City of Camden, preserve existing values and maintain the taxable values of properties and serve to make land in the said City available for development in accordance with approved redevelopment plans; and

WHEREAS, pursuant to the Redevelopment Agencies Law found at Chapter 30 of the Laws of 1949 of the State of New Jersey and codified at R.S. 40:55C-1, et seq., and the amendments and supplements thereto, the City of Camden is authorized to establish by ordinance the City of Camden Redevelopment Agency; and

WHEREAS, it is deemed to be in the best interest of the City of Camden that such a Redevelopment Agency be established and organized and that all of the rights, titles, duties, privileges, responsibilities and powers formerly exercised by the Housing Authority of the City of Camden be assigned to and vested in the aforementioned City of Camden Redevelopment Agency; now, therefore

BE IT ORDAINED that:

SECTION 1. There is hereby established the City of Camden Redevelopment Agency, which is a body corporate and politic,

R.S. 40:55C-1, et seq. and the amendments and supplements thereto;

SECTION 2. All of the rights, titles, duties, privileges, responsibilities and powers (including, not by way of limitation, the right to bring suit at law or in equity) of every type, kind, nature and description formerly vested in the Housing Authority of the City of Camden in carrying out redevelopment functions is hereby assigned, given over to and vested in the City of Camden Redevelopment Agency;

SECTION 3. The aforesaid City of Camden Redevelopment Agency shall have all of the rights, privileges and powers accorded to such bodies pursuant to the laws of the United States and the State of New Jersey and the ordinances of the City of Camden to do all things which may now be permitted to be done or which may hereafter be permitted to be done by such bodies; and

SECTION 4. The aforesaid City of Camden Redevelopment Agency shall adopt:

- a. A comprehensive affirmative action program governing the hiring of its employees.
- b. a strong minority set aside program governing redevelopment projects which provide opportunities for participation in these projects by minority and women-owned businesses and developers.
- c. a strong outreach program designed to identify and generate the participation of minority and women owned businesses and developers as both the primary developer and general contractor for redevelopment projects.
- d. a provision in its by-laws designed to assure that the composition of the Board of Directors/Commissioners of the Redevelopment Agency will fairly reflect the City's population.

BE IT FURTHER ORDAINED that the Housing Authority of the City of Camden is henceforth and hereafter indemnified and held harmless against any suit or claim of any kind arising out of any actions of the City of Camden and/or the City of Camden Redevelopment Agency in the fulfillment of the functions and responsibilities formerly vested in the said Housing Authority.

SECTION 5. All provisions of any ordinance adopted which were amended or supplemented shall remain in full force and effect.

SECTION 6. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only. Including any ordinances adopted by a governing body in present form or in its commission form of government.

SECTION 7. This ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

EDWIN R. RAICZYK

Dated: August 13, 1987

The above has been reviewed and approved as to form.

Patricia G. Starden
City Attorney

Howard G. Lewis
President City Council
John R. J.
Mayor

Other Factors Checklist

Name of Applicant: City of Camden Redevelopment Agency, New Jersey Lot 10 Site

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	Community population is 10,000 or less	
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	
	Project is primarily focusing on Phase II assessments.	
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	10
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (<u>unrelated</u> to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
X	Community is implementing green remediation plans.	13
	Climate Change	